

Trueheart-Adriance Building
212 22nd Street (Kempner Street)
Galveston
Galveston County
Texas

HABS No. TX-291

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PHOTOGRAPHS

HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

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HISTORIC AMERICAN BUILDINGS SURVEY

HABS NO. Tx-291

TRUEHEART-ADRIANCE BUILDING
(H.M. Trueheart and Company Building)

Location: 212 22nd Street, Galveston, Galveston County,
Texas.

Present Owner: Stewart Title Company

Present Use: Vacant

Significance: The H. M. Trueheart Company was one of the oldest
and largest real estate firms in Texas during the
nineteenth century and the building is
architecturally significant as an excellent work
of design by the notable Galveston architect,
Nicholas Clayton. It is largely unchanged today.

The firm probably transacted more business than
any other real estate firm in Texas during the
nineteenth century.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1881
2. Architect: Nicholas J. Clayton was well established in Galveston
by the 1880's having arrived in that city in 1872 to begin his
architectural career. He received the commission to design the
Trueheart building in 1881 and the structure was erected in that
year. The style chosen was a Neo-Renaissance derivation
"borrowed from the Italian cities of central Italy" and was
considered typical of the polychromatic civic architecture as
practiced then in England and the northern states of this
country.

B. Historical Events and Persons Connected with the Structure:

Henry Martyne Trueheart came to Texas with his family in 1845 at the
age of thirteen. His father, John O. Trueheart was first in Texas in
1838 and served under Colonel John C. Hays, the noted Texas ranger in
the defense of the Texas frontier.

Henry Trueheart received little formal education in direct contrast to the Princeton degree held by his lawyer father. However, he had been appointed by the Commissioner' Court of Galveston County as an Assessor and Collector of Taxes for the county and was well on his way to a successful career. His father at that time entered the real estate business and it appears that the two were able to share the mutual benefits of their respective positions.

H. M. Trueheart participated in the battle of Galveston January 1, 1863 and later served in Virginia. After the war in 1866 he married and returned to Galveston. There he entered his father's real estate business and proceeded to build one of the state's largest firms dealing in land transactions. In 1872 John Adriance joined the partnership. Together, Trueheart and Adriance built this structure in 1881.

In addition to this business, he also associated with various successful business ventures and was a member of the board of directors of the Southern Cotton Press Company, the Galveston and Western Railroad Company, the Texas Trust and Guarantee Company and the Galveston Land and Improvement Company. He was also for several years director and vice-president of the Galveston Wharf Company and treasurer of the Galveston Land and Improvement Company.

Although his own education was meager, he fully supported the educational institutions in Galveston and served twenty-five years on the public school board.

C. Bibliography:

1. Secondary and published sources:

Galveston City Business Directories, 1882-83

Galveston News. January 2, 1882.

Brown, John Henry. Indian Wars and Pioneers of Texas. pp. 258-9.

Prepared by: John C. Garner, Jr.
Director
Galveston Architecture Inventory
March 21, 1967

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The building is a symmetrical three story brick structure with Neo-Renaissance details. The facade is divided into three bays with a small gable over the central bay and ground floor supports of cast-iron columns. The upper story is treated as a Romanesque arcade and surmounted by an elaborated cornice.
2. Condition of fabric: The fabric is good, the brick and joints sound. However, recent neglect has encouraged the obvious signs of deterioration such as broken windows, peeling paint and rotting wood.

B. Description of Exterior:

1. Over-all dimensions: The building measures 26' x 42'.
2. Foundations: The foundations are presumed to be brick, probably isolated piers.
3. Wall construction: Brick with terra-cotta details. The facade is treated as a set of four pilasters, complete with ornate capitals, and an infilling of windows, arcades and spandrel panels. The surface of the facade is broken by numerous panels and decorative projections of brick. These in addition were set off by the use of colored brick to set up a pattern.
4. Structural system: Load bearing walls; ground floor exterior cast-iron columns support upper story facade.

Interior walls are load bearing.

5. Openings:

- a. Doorways and doors: Entrance doors are located on the ground floor in each end bay. They are double doors with a large glass panel divided by a transom bar into two lights. A separate glass panel is above. Openings are formed by a cast-iron lintel.
- b. Windows: The two ground floor windows are two-over-two light, double-hung wood sash with decorative cyma-recta mullions in the upper sash. Second floor windows are typical two-over-two light double-hung wood sash of narrow Victorian proportions. The central window is flanked by two very narrow one-over-one light double-hung wood sash. Upper windows are one-over-one light double-hung wood sash.

Window openings on the third floor are brick round arches treated as an arcade with corbelled brick hoodmolds. Openings of the second and first story are formed by flat iron lintels.

6. Roof: A heavy projecting cornice with a central pediment caps the front parapet wall. There are four modillions across the front and one at each corner return. An acroteria stands at each corner. The typanum was filled by brick in an overall billet-molding pattern and a sculpted terra-cotta ornament.

C. Description of Interior:

1. Floor plan: An enclosed stairhall occupies the north bay of the building. A large room occupies the other two bays with several small rooms across the back of the building. A large walk-in vault is on the first floor.
2. Stairway: An enclosed quarter-turn stair with landings is provided along the north side of the building.
3. Floor: Floors are wood throughout, on the upper floors. The lower floor is tiled.
4. Wall and ceiling finish: Plaster walls and ceilings.
5. Doors: Four panel wood doors throughout.
6. Trim: Wood trim around all openings; marble base on lower floor.
7. Hardware: Mortice locks and butt hinges are found on the doors.
8. Mechanical Equipment:
 - a. Lighting: Modern electric fixtures.

D. Site:

1. Orientation and general setting: The building occupies the southern part of lot 1 in Block 621 and faces west.

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PART III. PROJECT INFORMATION

The Galveston Survey was jointly sponsored by the National Park Service, Office of Archeology and Historic Preservation and the Galveston Historical Foundation Inc., and developed under the direction of James C. Massey, Chief of the Historic American Buildings Survey (HABS). This structure was measured and drawn in the summer of 1967 under the direction of Professor Melvin M. Rotsch, project supervisor (Texas A & M), John C. Garner, Jr., architect (University of Texas), by student architects Michael D. Casey (University of Houston), Larry D. Johnston (Kansas State University), James E. Murphy (Texas A&M), and Gerald R. Rapp (Texas A&M). The historical data was written by John C. Garner, Jr., acting as the Director of the Galveston Architecture Inventory. The written data was edited for transmittal to the Library of Congress in the summer of 1980 by Kent R. Newell of the HABS staff. The photographs were taken by Allen Stross in the summer of 1967.